

WARRANTY DEED
Statutory Short Form
030136

TRANSFER
TAX
PAID

51-41

We, **David D. King and Nancy H. King** of Winslow, Kennebec County, State of Maine, for consideration paid, grant and convey to **Rodney G. Sabattus and Robin Lee A. Sabattus**, of 23 Green Meadow Drive Unit 39, Farmingdale, Maine 04344, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

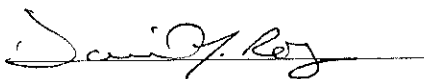
Beginning at a point in the easterly line of Lloyd Road in Waterville, six hundred (600) feet northerly from the intersection of the easterly line of Lloyd Road and the northerly line of Glen Avenue; thence northerly in the easterly line of Lloyd Road one hundred (100) feet; thence easterly at a right angle to Lloyd Road one hundred (100) feet; thence southerly in a line parallel to Lloyd Road one hundred (100) feet; thence westerly one hundred (100) feet to the point of beginning in the easterly line of Lloyd Road, meaning and intending to bound and describe Lot 72 shown on a plan of Mayflower Realty Company land recorded in the Kennebec County Registry of Deeds in Book 22, Page 8.

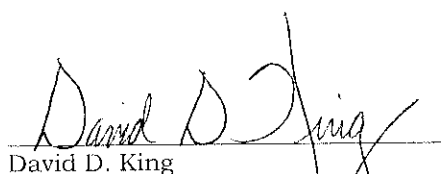
Conveyance of the above described lot is made and taken by the Grantees with the restrictions and limitations herein enumerated for the benefit of the Grantees, their heirs and assigns and of the Mayflower Realty Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot, except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary of Lloyd Road, and at least twenty-five (25) feet from the lot boundary on Merrill Street, and at least fifteen (15) feet from any other lot boundary of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand (\$12,000.00) dollars as of this day's value and at no time shall any buildings or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Being all and the same premises acquired by David D. King and Nancy H. King by Warranty Deed from Leroy Anderson and Claire Anderson dated April 25, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2795, Page 217.

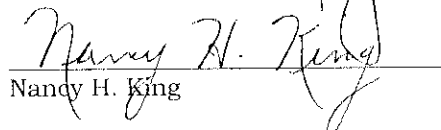
WITNESS our hands and seals this 22nd day of November, 2000.

Signed, Sealed and Delivered
in the presence of:




David D. King




Nancy H. King

KSB②

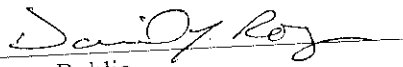
5141

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: November 22, 2000

Then personally appeared the above named David D. King and Nancy H. King and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Print

Name: DAVID J. ROY


Notary Public, Maine

My Commission Expires July 21, 2001



RECEIVED KENNEBEC SS.

2000 NOV 27 PM 2:46

ATTEST: 
REGISTER OF DEEDS